

# WOODS 4 SALE

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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



## The Glade

Rhewl, near Ruthin, Denbighshire,  
North Wales. 6.06 acres of mature mixed  
hardwoods for £59,000 (freehold)

Quality hardwoods on level ground with excellent access and first class amenity in the heart of the Vale of Clwyd.

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## The Glade, Rhewl, Ruthin, Denbighshire



### Description

Every now and then we get to offer a wood that really stands out from the crowd. The Glade is one such, with a range of quality broadleaves thriving on a level fertile site with freely-draining soils, excellent hard track access and inherent beauty amidst rolling countryside.

The Glade forms a core part of a medal-winning forest noted for its silviculture. This is seen in the excellent quality of the mature and maturing stems which are the product of many years careful management. The result is a wood containing trees that are both valuable and elegant.

In these days of climate uncertainty woods with a robust mix of species are prized. The heart of the wood is a mixed stand of beech and oak with some quality stems of both. The trees here are more widely spaced as they approach maturity giving an airy feeling to the wood. The rich ground flora also benefits from the resultant enhanced light levels. Fringing this is a range of other broadleaf species (both coppice and maidens) including oak, cherry, sweet chestnut, ash and sycamore - all flourishing in the lime-rich soils.

The mature stems appear wind-firm but if the decision is taken to harvest, the fertile soils suggest a vigorous successional crop of mixed species could be readily established. For those with a particular interest in silviculture we believe The Glade also offers an opportunity for steering the stand towards a Continuous Cover model.

In spring The Glade is awash with wall-to-wall bluebells along with a range of other woodland associates including dog's mercury, wood rush, wood anemone, wild garlic and a variety of ferns. The Glade and adjacent woods also support a broad fauna of badgers, foxes, bats, buzzards plus a wide range of woodland songbirds, encouraged by a previous owner's investment in many bird boxes. The landscape is equally rich with internal vistas complemented by beautiful framed views across the Vale of Clwyd.

Internal access is excellent with two well-found hard tracks that fan into the wood. External links are also

good thanks to the proximity of the A525, whilst the A55 trunk road is just 25 minutes to the north. There is a hard parking spur within the wood, off the western track.

Well-managed commercial hardwood stands also tend to possess a high amenity value. Whichever your preference, they don't come much better than this.

### If It Were Mine

I would be inclined to convert to a continuous cover model of management, using selective felling and natural regeneration to steer the wood towards a less regular mix of both species and ages. As well as increasing diversity, this could also provide a more robust response to the risks of disease and climate change.

The opportunity for quiet recreation and enjoyment is assured whatever silvicultural model is followed.

### To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

### Residential Planning Permission

**You are extremely unlikely to get residential planning permission for this woodland.**

### Locators

OS Landranger map: Sheet 116.

National Grid Ref:

- Visitor parking: SJ 105 601.

- Wood centre: SJ 105 600.

Nearest postcode: LL15 2UB.

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

### Directions & Access

- Leave the A55 at St Asaph and head south on the A525.

- After Denbigh continue on this road for a further 4½ miles to the small village of Rhewl.

## The Glade, Rhewl, Ruthin, Denbighshire



- Just before the village take the first right after the 40mph sign (immediately before a stone cottage and before crossing the bridge), via a concrete apron (**A** on the plan below) onto a stone track that runs up the hill between avenue trees.
- Continue uphill between fields for 350 metres and then into the wood at the top.
- Park in the first pull-in on the east side of the track (on your left) at point **B**.
- Enter the left hand gate – you are in The Glade.
- I'm sorry but we do not give out keys for viewing.

### Boundaries

- The north boundary (**BC**) is the field-edge fence.
- The east boundary (**CD**) is the west side of the soft track, periodically marked by pink-topped posts.
- The south boundary (**DE**) is the north side of the soft track, periodically marked by pink-topped posts.
- The west boundary (**BE**) is the west side of the hard track, periodically marked by white-topped posts.

### Sporting Rights

The sporting rights are included and are not let.

### Mineral Rights

The mineral rights are included except as reserved by statute.

### Rights Of Way

- There is a right of access for all purposes to the property via the track **AB**.
- A right of access is reserved to adjacent properties over the routes **BC** and **BE**.
- Maintenance of all shared tracks is according to use.
- There are no public rights of way in the woodland.

### Fencing Liabilities

The field edge fence (**BC**) is the responsibility of the woodland owner.

### Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors'

Retained Land and each and every part of it: (a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:

- (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
  - (ii) use the Property as a commercial campsite; or
  - (iii) unreasonably damage the said tracks
- (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

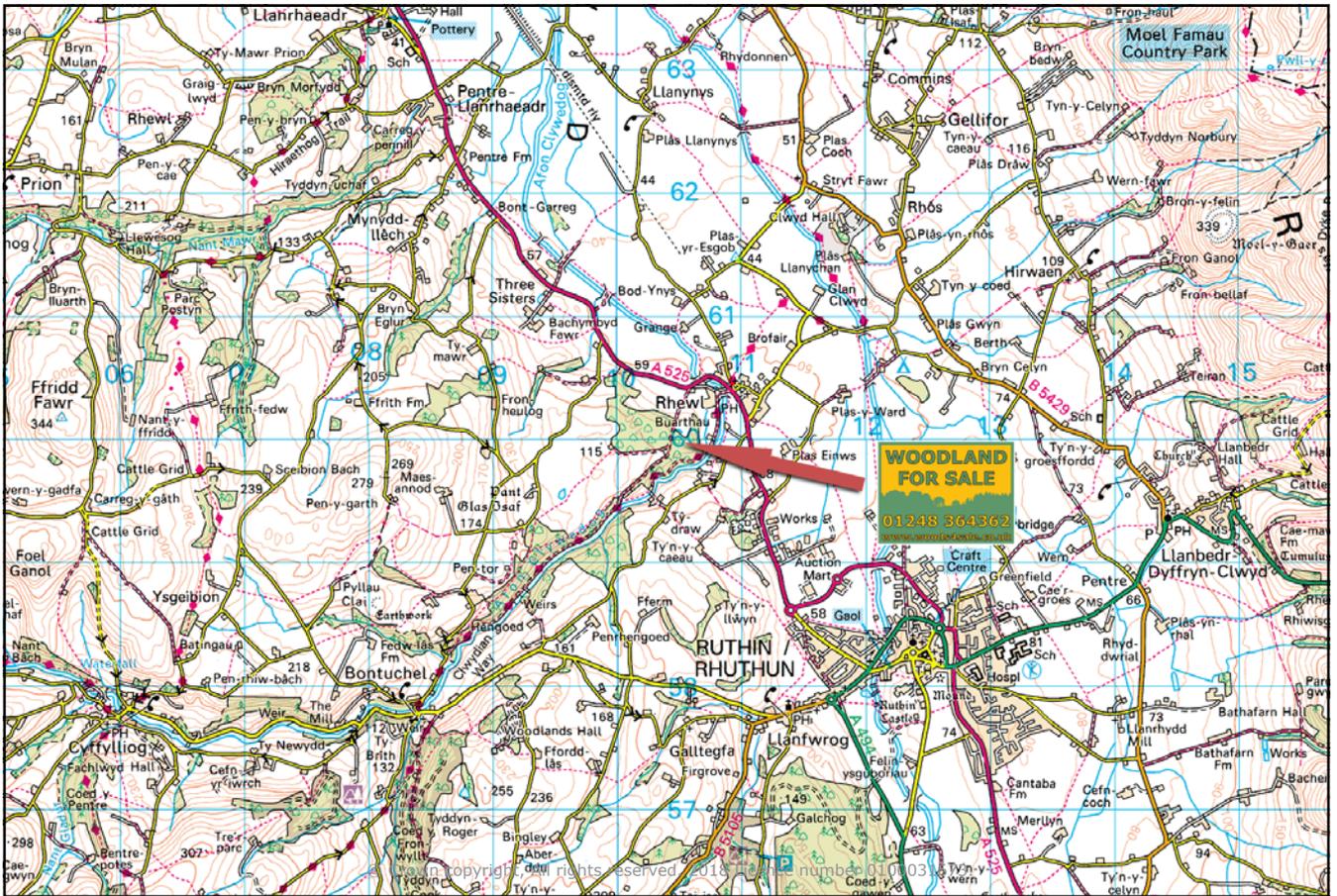
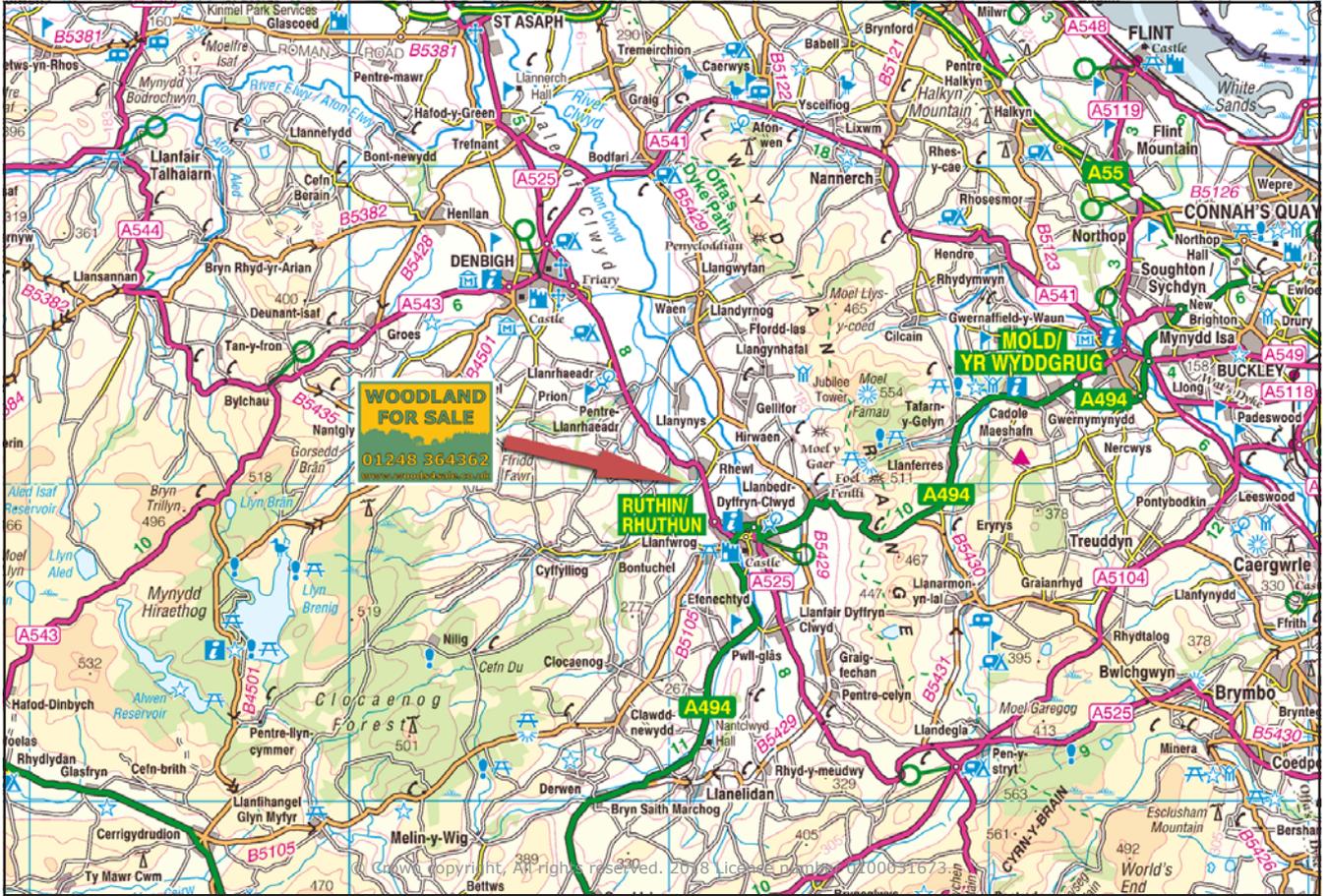
### Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

### Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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